

Scale: 1" = 40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°53'50" W	60.00'
L2	N 12°15'26" E	31.58'
L3	N 02°42'04" E	36.90'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	15°27'10"	630.00'	169.91'	85.47'	S 18°36'18" W	169.40'	
C2	15°40'13"	570.00'	155.89'	78.44'	S 18°42'49" W	155.41'	
C3	53°00'23"	25.00'	23.13'	12.47'	S 53°03'07" W	22.31'	
C4	27°39'28"	60.00'	28.96'	14.77'	S 65°43'35" W	28.68'	

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Bryan Development, Ltd., a Texas Limited Partnership, By: Bryan Development General Partner, Inc., General Partner, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3237, Page 233 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

William J. Lero, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CURRENT PLATS

LOT 1-R, BLOCK 1, OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6221, PAGE 144
LOT 2A-R, BLOCK 1 OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6777, PAGE 255

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

Planning Administrator, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

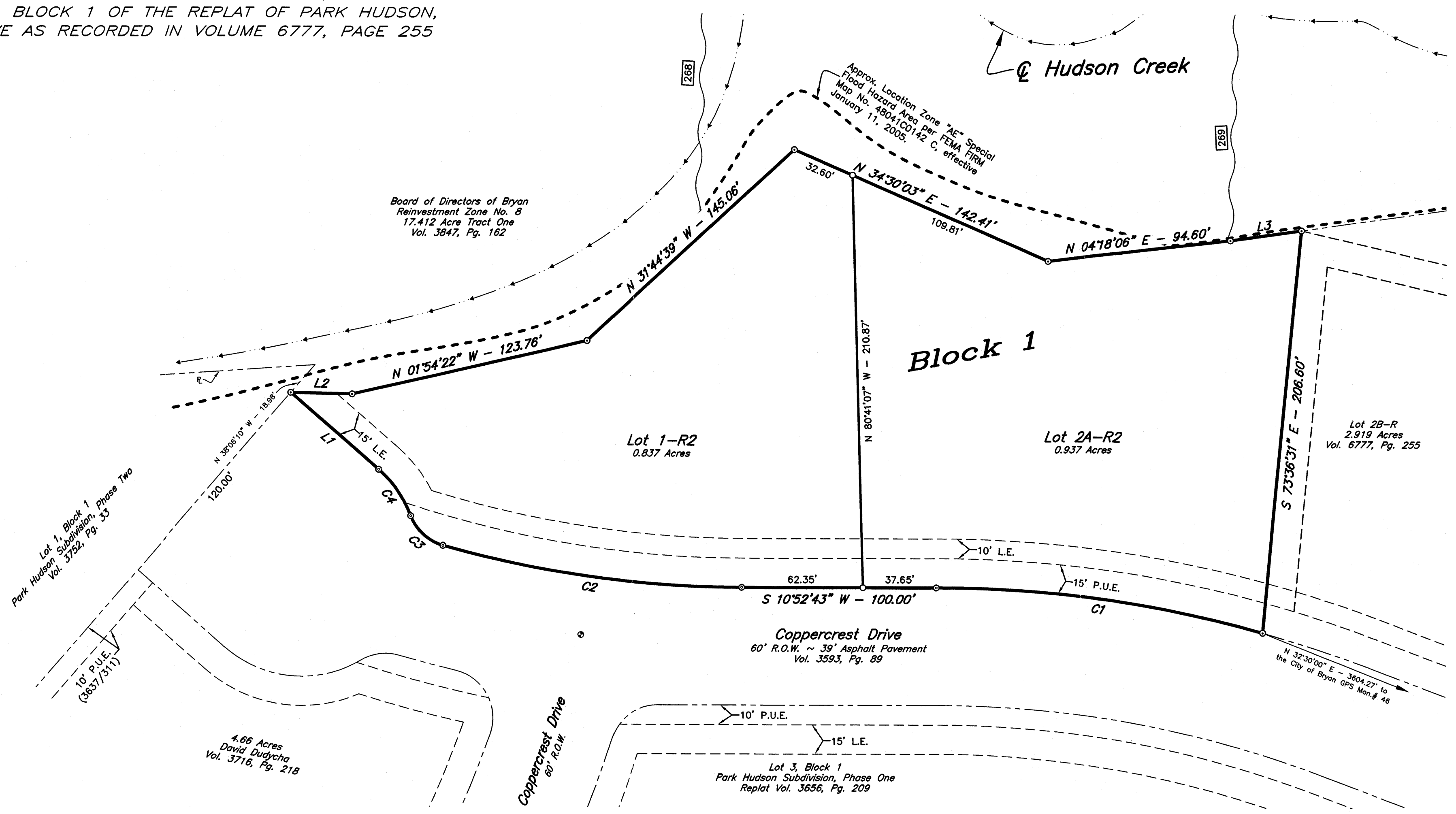
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650



- GENERAL NOTES:
- BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1994.
Easting: 3564806.303
Northing: 10228777.214
Elevation: 289.97 (N.G.V.D.)
 - Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819. Additional setback requirements must comply with the Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective January 11, 2005, this property is not located within a FEMA base flood hazard area.
 - Indicates base flood elevations per NGVD-1929
 - Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
○ - Indicates 1/2" Iron Rod Set
⊙ - Indicates 1/2" Iron Rod Found
- - - Indicates 3/4" Iron Pipe Found
⊙ - PK Nail Control Monuments set in asphalt pavement
⊙ ⊕ Intersection & P.T. of Curve.
 - Abbreviations:
P.U.E. - Public Utility Easement
L.E. - Landscape Easement

AMENDING PLAT

LOTS 1-R2 AND 2A-R2, BLOCK 1
**PARK HUDSON
PHASE FIVE**
1.774 ACRES
AMENDING THE COMMON LINE BETWEEN
LOT 1-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6222/53) AND
LOT 2A-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6777/255)

RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2006
SCALE: 1" = 40'

Owner:
Bryan Development, Ltd.
3131 Briarcrest Drive, Suite 111
Bryan, Texas 77802
(979) 776-2300

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

AMENDING PLAT